



21 Bevan Way, Collie

## Comfort by the River

Perfectly positioned close to the river and scenic walkways, this three-bedroom, one-bathroom home at 21 Bevan Way, Collie, offers the ideal blend of comfort, practicality, and lifestyle appeal. With a generous yard, established fruit trees and excellent shed and workshop space, there's room for kids to play, hobbies to flourish and outdoor entertaining to be enjoyed.

Whether you're looking to enter today's market or searching for the perfect family home, this property will instantly make you feel at home. Beautiful jarrah details flow throughout, creating warmth, character and a welcoming atmosphere that's ready to embrace everyday living.

### WHY BUY ME:

- Kitchen and dining with double sink, free standing gas stove and jarrah floorboards
- Lounge room complete with reverse cycle air conditioning, ceiling fan and log fire
- Functional laundry with a double wash trough
- King size master suite with reverse cycle air conditioning, ceiling fan and carpet underfoot
- Spacious second queen size bedroom with carpet underfoot
- Third single size bedroom with carpet underfoot
- Light filled sunroom offering additional living space

3 1 2

### FOR SALE

Offers Over \$499,000

### AGENTS

Mitch Davidson

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### AGENCY

LJ Hooker Property South West WA

(08) 9791 6880

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



- Newly renovated main bathroom featuring vanity, shower, bath and separate W/C
- Outdoor paved patio with a flat roof
- Solar Hot Water System for energy efficiency
- Workshop with PA door access and lean-to
- Convenient rear access to the property
- Garden shed, wood shed and water tank
- Established fruit trees
- Ideally positioned close to the river and scenic walkways

Land Rates: Approx - \$1,912.27 p.a  
 Water Rates: Approx - \$1,603.19 p.a  
 Block Size: 1,012m2  
 Zoning: R15  
 Year Built: 1970

Disclaimer: whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

### MORE DETAILS

Property ID	19UWHND
Property Type	House
House Size	113 m2
Land Area	1012 m2

#### Mitch Davidson 0408 910 337

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